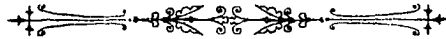


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Test. for B. & L.

PROSPECTUS
OF
THE QU'APPELLE AND LONG LAKE
LAND COMPANY.



Capital Stock, = = \$450,000,

Divided into 4,500 Shares, of \$100 each.

LETTERS PATENT APPLIED FOR.

HEAD OFFICE, - - - WINNIPEG,

With Branch Offices at QU'APPELLE and other places in the N. W. T.

PROVISIONAL DIRECTORS:

HON. T. N. GIBBS, OSHAWA, Senator.
ROBERT DOULL, M.P., PICTOU, N. S.
JOHN A. MACKENZIE, SARINIA, Barrister.
HUGH MACMAHON, Q.C., LONDON, Ont.
FRANK E. GIBBS, OSHAWA, Miller.

GILBERT R. PUGSLEY, ST. JOHN, N. B., Barrister.
LEGH R. HARRISON, ST. JOHN, N. B., Barrister.
THOMAS W. JACKSON, QU'APPELLE, Immig-
ration Agent.
WM. PUGSLEY, JR., ROTHESAY, N. B., Barrister.

This Company has procured a magnificent tract of land in the far-famed

QU'APPELLE VALLEY,

CONSISTING OF

ABOUT ONE HUNDRED AND FORTY THOUSAND ACRES,

BEING

Townships Nos. 27 and part of 26	in Range 22.
" 26 and 27	" 23.
" 26 and parts of 25 and 27	" 24.
" 25 and 26	" 25.

All west of the second principal meridian.

The Lands are situated on both sides of

LONG LAKE,

Having a FRONTAGE of about TWENTY MILES on the East side, and SIX MILES on the West.

LONG LAKE is upwards of fifty miles in length, and from one half to two miles in width, and is navigable its entire length, lying north-west and south-east, thus forming an important highway for conveying grain and other produce toward the Canadian Pacific Railway. It is a MAGNIFICENT SHEET OF WATER, with high banks, abounding in Fish and Water fowl, and is likely to become a favorite summer resort for the inhabitants of the future new City of QU'APPELLE, and other towns which must soon spring up in this great and fertile district.

So important is LONG LAKE considered as a highway, that it is understood the Dominion Government are contemplating putting a Steamer on it, and it is expected that one will be plying on the lake the coming Season.

To settlers coming from a mountainous, rolling country, from the great lakes of the East, or near the Sea, the close proximity of Long Lake, with its abundant supply of fish, and the opportunities it gives for boating, offers inducements which mere open prairie cannot present. The promoters think the advantages of this great lake in the midst of the prairie cannot be too strongly urged, and it was one of the considerations which influenced them in selecting the tract.

To the east is LAST MOUNTAIN, which is thickly covered with wood, and will supply fuel to the settlers at a minimum cost, without their being obliged to travel long distances for it.

The Company's lands are reported as being CLASS ONE, *rolling* prairie, with numerous clumps of wood, and it is believed that no better can be found in the Qu'Appelle Valley, to which thousands of settlers are now directing their attention, attracted by the richness of the soil. In short, from the quality of the soil, and their position, these lands afford one of the most favorable opportunities for settlement in the North-West.

THE CLIMATE

of the Qu'Appelle Valley is reported to be much milder in winter than Manitoba, as the Chinook winds reach down from the Rocky Mountains thus far. The Spring opens out on an average ten days sooner, and the harvest is two weeks earlier.

The lands being *high* and *dry*, are not subject to spring overflows. Previous to selecting the tract, the promoters, in addition to the Government surveys, made the most careful inquiries from disinterested and competent judges, who have been over the lands, and who all agree as to their great excellence.

The object of the Company is to vigorously prosecute settlement under the Dominion Government Colonization Plan, Number One. In this work they will receive valuable assistance from MR. JACKSON, one of the Directors, being stationed at Qu'Appelle, and being the representative of Cooke's Immigration Agency.

While the Company intend at once to settle the tract, and thus in some measure confer a public benefit, by assisting in the colonization of our great Canadian North-West, they do not profess to be actuated solely by motives of philanthropy, but confidently expect to secure for the stockholders handsome profits upon their investment.

With the RAPID RISE which is taking place in the value of farming lands in the QU'APPELLE DISTRICT, it is confidently believed that the Company will soon realize from the sale of its lands many times the cost.

Another matter which the promoters consider of great importance is the fine opportunity for

TOWN SITES

on the shores of Long Lake. It is quite within the range of probability that more may be realized from the sale of town lots alone than will pay the original cost of the tract.

The land has been granted upon Colonization Plan, Number One, and the odd-numbered sections (namely about 70,000 acres) are sold to the Company at \$3 per acre. The payments, therefore, which will have to be made for the land, are as follows:

To the Government--\$28,000.00, being 1-5th of \$2 per acre (balance payable in 4 annual instalments).
 11,666.66 in one month from the completion of the transfer titles.
 11,666.66 in two months.
 23,333.32 in three months.
 23,333 32 in six months.

By complying with the terms of settlement, as above stated, the Company will get a rebate from the Government of \$1 an acre on the 70,000 acres in the odd-numbered sections, which will be for the benefit of the stockholders, thus reducing the cost to two dollars per acre, while the Company will also have the control of the remaining 70,000 acres for homesteads and pre-emptions embraced in the even-numbered sections, for one half of which, namely 35,000 acres, nothing is paid, and for the other half \$2 an acre will be paid to the Government; or, in other words, making the final cost to the Company of the whole tract only \$1.50 per acre.

It is intended, as sales of the lands are made, as often as possible to divide the proceeds among the stockholders, so as to RETURN TO THEM, WITH THE LEAST NECESSARY DELAY, THEIR CAPITAL AND PROFITS.

For the Promoters, there will be allotted by the Directors, stock, paid-up and unassessable, equivalent to twenty-five cents per acre of the tract, and the Promoters agree to bear all solicitors' charges, advertising, procuring charter, and other expenses connected with the organization of the Company.

The balance of the nominal capital will be retained, to be used in case the tract or any part of it should be changed to Plan Two (before which, however, a meeting of the stockholders would be called, and their opinion taken as to the advisability of making the change), and in case further stock should be disposed of, those subscribing now would be allowed a first preference.

Stock of the Company will be received at ten per cent. premium in payment for odd-numbered sections of said tract, thus affording to stockholders a very favorable opportunity of acquiring in fee simple some of the finest lands in the North-West.

The amount of the subscribed stock will be \$225,000, of which the Provisional Directors have subscribed for \$50,000 on the ordinary terms. It is the intention of the Provisional Directors (nearly all of whom are at present in the North-West, and can give the interests of this Company their personal attention,) to devote their efforts to the development of the property and making this enterprise a success, provided, of course, the shareholders should so approve.

Only fifty per cent. of the subscribed stock will be called in, payable as follows :

- Ten per cent. at the time of subscription.
- Twenty per cent. on the allotment of stock.
- Ten per cent. in three months thereafter.
- Ten per cent. in six months thereafter.

The subscriptions, as received, will be deposited in the Bank of Montreal to the credit of Hon. T. N. Gibbs, Robert Doull, Esq., M.P., and John A. Mackenzie, Esq., as Trustees.

As soon as the necessary stock is subscribed, Letters Patent of incorporation under the laws of the Dominion of Canada (of which notice has been given in the *Canada Gazette*), will be obtained, and the Company regularly organized.

The allotment of stock will be made according to the order of application.

Subscriptions for Stock will be received up to the 15th of May next, by

MARSH, PUGSLEY & CO.,

Land Brokers, Winnipeg,

AND

SCARTH, COCHRAN & CO.,

Brokers, Toronto.

SOLICITORS :

MACKENZIE, GURD & KITTERMASTER,

Sarnia, Ont.

APRIL 24th, 1882.